141.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	577,500 / 577,500
					USE VALUE:	577,500 / 577,500
					ASSESSED:	577,500 / 577,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOMACK GLENN T & LOUISE M
Owner 2:	
Owner 3:	
Street 1:	16 WALNUT TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .089 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3865.000	202,300		375,200	577,500
Total Card	0.089	202,300		375,200	577,500
Total Parcel	0.089	202,300		375,200	577,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.46 | /Parcel: 445.46

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 91046

GIS Ref

GIS Ref

Insp Date 11/09/08

!10933!

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	202,300	0	3,865.	375,200	577,500		Year end	12/23/2021
2021	101	FV	195,200	0	3,865.	375,200	570,400		Year End Roll	12/10/2020
2020	101	FV	195,300	0	3,865.	375,200	570,500	570,500	Year End Roll	12/18/2019
2019	101	FV	179,200	0	3,865.	375,200	554,400	554,400	Year End Roll	1/3/2019
2018	101	FV	179,200	0	3,865.	332,300	511,500	511,500	Year End Roll	12/20/2017
2017	101	FV	179,200	0	3,865.	278,700	457,900	457,900	Year End Roll	1/3/2017
2016	101	FV	179,200	0	3,865.	278,700	457,900	457,900	Year End	1/4/2016
2015	101	FV	167,700	0	3,865.	241,200	408,900	408,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:37:07

LAST REV

Date	Time
04/08/09	12:34:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10933

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9918-155		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2007	252	New Wind	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2008	Meas/Inspect	345	PATRIOT
11/23/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	91046
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3865		Sq. Ft.	Site		0	70.	1.39	8									375,166						375,200	

Total AC/HA:	0.08873	Total SF/SM:	3865	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	375,166	Spl Credit		Total:	375,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	4 - Solid Wood	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.97905111
Adj $ / SQ:	145.389
Other Features:	64300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	293169
Depreciation:	90882
Depreciated Total:	202286

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

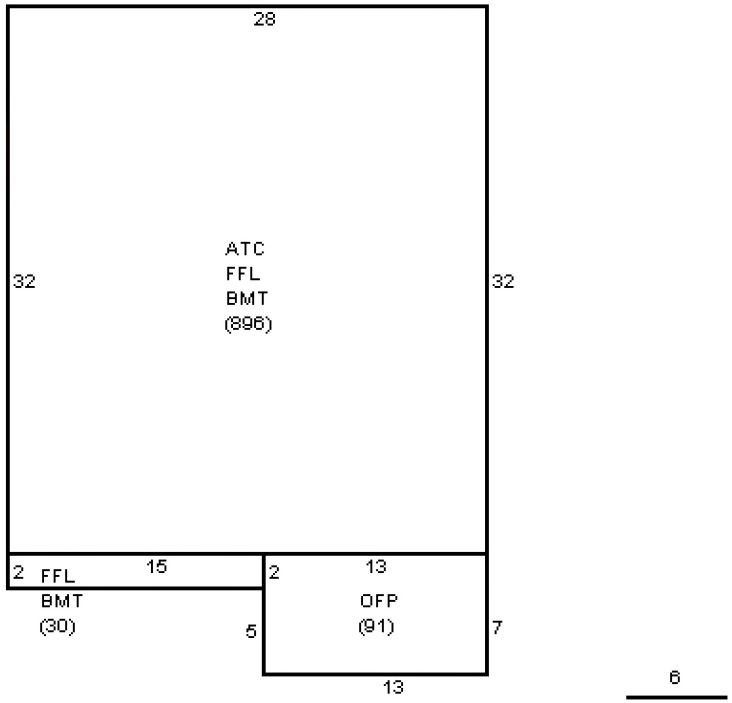
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.39
Special Features:	0	Val/Su Net:	89.63
Final Total:	202300	Val/Su SzAd	163.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	926	49.200	45,559
FFL	First Floor	926	145.390	134,630
ATC	Attic	314	145.390	45,594
OFP	Open Porch	91	33.910	3,085

Net Sketched Area:	2,257			Total:	228,868
Size Ad	1239.6000	Gross Area	2839	FinArea	1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	